



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: March 21, 2011

SUBJECT: Report PLPD11-022
By-law to Remove an “H” Holding Symbol
From the Zoning of the Property at
193 Dalhousie Street

PURPOSE

A report to recommend the removal of the “H” – Holding Symbol from the property at 193 Dalhousie Street.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD11-022 dated March 21, 2011, of the Manager, Planning Division, as follows:

That the property at 193 Dalhousie Street be rezoned from SP.241 – “H” to SP.241 in accordance with Exhibit “C” attached to Report PLPD11-022.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications arising from the approval of the recommendation.

BACKGROUND

The subject property was rezoned in September of 2005 from R.1, R.2, and R.3 (Residential District) to SP 241 – “H” (Special District Commercial) to permit an office, excluding an office of a veterinarian, a clinic, and a dwelling within the existing buildings.

An “H” – Holding Provision was imposed on the zoning of the property recognizing that a site plan application had to be approved. The Site Plan Agreement obligates the owners to comply with applicable Zoning By-law regulations, such as the provision of on-site parking spaces.

As this is an existing building without any proposed additional floor area, the site plan application is delegated to staff for approval. Once the conditions for the removal of the “H” – Holding Proviions have been satisfied, City Council can remove the “H” – Holding Provision applied to the zoning of the property. Staff have approved the site plan application showing the provision of all required parking spaces on-site. Barrier-free access has been provided into the building in compliance with the Ontario Building Code and is shown on the approved site plan. As is preferred, all parking spaces are to be accommodated in the rear yard of the subject property. A short-term or drop-off parking space will be permitted to continue to exist next to the front entrance of the building.

The conditions associated with the removal of the “H” – Holding provision with respect to the zoning of the property at 193 Dalhousie Street have been satisfied. The site plan is attached as Exhibit “B” to this report.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by:

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Planner, Urban Planner

Concurred with:

Malcolm Hunt, Director
Planning and Development Services

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Attachments:

Exhibit A - Land Use Map

Exhibit B - Site Plans for 192 and 199 Dalhousie Street

Exhibit C - Draft By-law – Removal of Holding Symbol from 192 & 199 Dalhousie St.